

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R32592

Property Information

property address: 3301 S TEXAS AVE  
legal description: MEADOWBROOK, LOT 51,52,53  
owner name/address: SHAMMY CAR WASH INC  
3301 S TEXAS AVE  
BRYAN, TX 77802-3128  
full business name: Shammy Car Wash  
land use category: commercial-retail type of business: car wash  
current zoning: C2 occupancy status: occupied  
lot area (square feet): 21,621 frontage along Texas Avenue (feet): 156.12  
lot depth (feet): 180.56 sq. footage of building: 4,455  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): concrete  
building/site condition: 4  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: 1978 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) carport/lawn  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: E/N  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 15  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: good  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: all asphalt lot

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

### Other Comments:

this property includes lots R 32593 & R 32594